

VICINITY MAP

HEATHER BLUFF ESTATES SUBDIVISION

PLAT BOOK 112 PG 8

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for Heather Bluff Estates Subdivision in effect at the time of platting of Heather Bluff Estates Subdivision specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front: 25 feet (Lots 1-3)
Front: 30 feet (Lot 4)
Front: 35 feet (Lots 5 and 6)
Side: 6 feet
Rear: 30 feet or the Tree Preservation Zone, whichever is greater

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat of subdivision restrictions, private use restrictions, covenants running with land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B" - RESERVE "A": Reserve "A" as designated and delineated hereon, shall be owned and maintained by the City of Dublin, Ohio.

NOTE "C" - PARKING: The City of Dublin, Ohio may restrict or eliminate on-street parking along the side of the pavement within Heather Bluff Drive and Wilcox Road where indicated by the "No Parking" designation hereon. The owners of the fee simple titles to all of the lots in Heather Bluff Estates Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.

NOTE "D" - FEMA ZONE: At the time of platting, all of Heather Bluff Estates Subdivision is in Zone X (areas determined to be outside 500-year floodplain) as said Zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio Map Number 390673 0109 G with effective date of August 2, 1995.

NOTE "E" - UTILITY PROVIDERS: Buyers of the lots in Heather Bluff Estates Subdivision are hereby notified that, at the time of platting, utility service to Heather Bluff Estates Subdivision for electric power may be provided by American Electric Power, telephone service may be provided by Verizon and natural gas may be provided by Columbus Gas of Ohio.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of Heather Bluff Estates Subdivision is in the Dublin City School District.

NOTE "G" - TREE PRESERVATION ZONE: The Tree Preservation Zone as designated and delineated on this plat shall be subject to the NO BUILD ZONE regulations of the City of Dublin, Ohio as defined within the City of Dublin Codified Ordinances Section 152.002. The removal of trees within the Tree Preservation Zone and determined to be in good condition is prohibited, unless approved by the City of Dublin, and is subject to the Dublin Tree Replacement policy, unless otherwise approved.

Situated in the City of Dublin, County of Franklin, State of Ohio and being part of Virginia Military Survey Number 3004 and being a subdivision of 1.822 acres, being part of an original 3.347 acre tract owned by Richard W. Anderson as recorded in Instrument Number 200206060192117 in the Franklin County Recorder's Office.

Easements are reserved where indicated on the plat for the construction, operation and maintenance of all public and private utilities and the cable television industry proposed both above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all lots and lands and for storm water drainage.

We (I) the undersigned, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our (my) "HEATHER BLUFF ESTATES SUBDIVISION", a subdivision of lots 1 to 6 inclusive and Reserve "A", do hereby accept this plat of same, do voluntarily consent to dedicate the 0.225 acres designated as Reserve "A" for parkland as shown hereon and not heretofore dedicated. No Right-of-Way is being created by the recording of this plat.

IN WITNESS THEREOF We (I) hereunto set our (my) hand(s) this 14th day of February, 2008

Richard W. Anderson
Richard W. Anderson

STATE OF OHIO

Before me, a Notary Public, personally came the above named Richard W. Anderson who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes as expressed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal this 14th day of February, 2008

Sandra J. Stepp
NOTARY PUBLIC

My Commission expires 9/19/08



Sandra J. Stepp
Notary Public, State of Ohio
My Commission Expires
9/19/08

APPROVED THIS 1st DAY OF March, 2008

Paul S. Hargreaves
SECRETARY, PLANNING COMMISSION
CITY OF DUBLIN, OHIO

APPROVED THIS 14th DAY OF March, 2008

Paul S. Hargreaves
ENGINEER, CITY OF DUBLIN, OHIO

APPROVED THIS 14th DAY OF February, 2008, BY VOTE OF COUNCIL, WHEREIN ALL OF THE BOULEVARD, DRIVES, GREEN, LOOP, ROADS AND PARKLAND DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF DUBLIN, OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 17th DAY OF March, 2008

Anna C. Ciesla
CLERK OF COUNCIL, CITY OF DUBLIN, OHIO

TRANSFERRED THIS 17th DAY OF April, 2008

Joseph W. Testa Jr.
AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS 10th DAY OF April, 2008.
FEE \$ 172.80 FILING NO. 200804100055080

Joseph W. Testa Jr.
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

Robert L. Montanary By SB
RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS 10th DAY OF April, 2008

David Bauman
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

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I hereby certify that I have surveyed the property described in the foregoing title caption and that said survey and sketch are accurate and correct to the best of my knowledge and belief, easements, restrictions and rights-of-way, if any, not located unless noted.

ISWAN GAJARY, SURVEYOR
Registration No. 8183

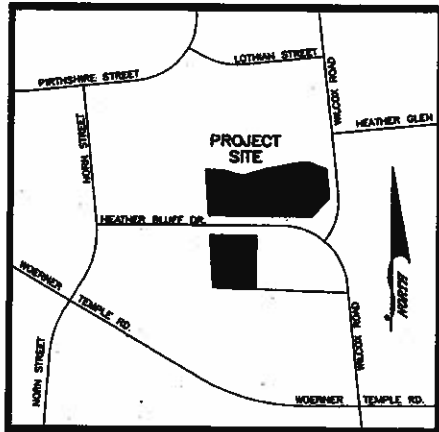
REVISED: APRIL 7, 2008
DECEMBER 3, 2007
Date



TRANSFERRED
APR 13 2008
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

OWNER:
Richard W. Anderson
ATTN: Jeff Hockett
2616 Lytle Road
Caterburg, Ohio 43011

HEATHER BLUFF ESTATES SUBDIVISION



VICINITY MAP

PLAT BOOK 112 PG 9



- LEGEND**
- P.K. Nail Found
 - ▲ Franklin County Monument Found
 - 3/4" Iron Pipe Found
 - 5/8" x 30" Iron Bar Set with a plastic cap marked "SLSS PS 7845"
 - 1" x 30" Permanent Iron Pipe Set with a plastic cap marked "SLSS PS 7845"

RECORDS USED
Deeds and Plats as shown.
All records filed with the Franklin County Recorder's Office.

BASIS OF BEARINGS
The centerline of Heather Bluff Drive as delineated in Heather Glen South in Plat Book 89, Page 57 as being S89°52'47"E.

OWNER:
Richard W. Anderson
ATTN: Jeff Hackett
2616 Lytle Road
Centerburg, Ohio 43011

Scioto Land Surveying Service, Inc.
173 NORTH SANDUSKY STREET • DELAWARE, OHIO 43015 • 740-368-7877

